



An
Bord
Pleanála

Inspector's Report ABP-310600-21

Development	Replacement of existing telecommunications support structure with a proposed new 21 metre monopole support structure
Location	Eir Exchange, Carlanstown, Kells, Co. Meath
Planning Authority	Meath County Council
Planning Authority Reg. Ref.	21596
Applicant(s)	Eircom Limited.
Type of Application	Planning Permission.
Planning Authority Decision	Grant Permission.
Type of Appeal	Third Party
Appellant(s)	Aileen & James Briody.
Observer(s)	Sarah Curran, (Principal of Schoil Mhuire, Carlanstown.
Date of Site Inspection	1 st November 2021.
Inspector	Elaine Sullivan

1.0 Site Location and Description

- 1.1. The subject site is located in the village of Carlanstown which is on the N52 approximately 6km to the north-west of Kells. The village settlement is positioned on either side of the N52 and just south of a 'T' – junction where the N52 meets the L2810. It has a stated area of 0.03ha and is located in the northern section of the village, facing onto the N52. The site currently comprises a small telecoms exchange building and a 12m high wooden pole with antennae attached. There is wire fencing along the north, west and eastern boundaries with a row of mature trees on the outside of the western boundary. Along the southern boundary is a low concrete wall and palisade fencing of 2.4m in height directly adjoining the public footpath.
- 1.2. Lands surrounding the site to the north, east and west are open in nature and are attached to Carlanstown National School. The school buildings are approximately 50m to the north of the site. To the south of the site and on the opposite side of the N52, is an open greenfield site that has an extant planning permission for a detached two storey house, (PA Ref. KA190731). To the south-west of the site and on the opposite side of the N52 is a protected structure known as the Old School House, (RPS Ref. MH011-104), which is currently in residential use.

2.0 Proposed Development

- 2.1. Planning permission is sought for the removal of an existing 12m wooden pole with attached telecommunications equipment, (overall height of 15m), and the installation of a 21m high monopole with lightening filial of 1.5m to the top. The new monopole would carry equipment transferred from the existing pole along with additional new telecommunications antennas, dishes and associated equipment.
- 2.2. The development also includes the installation of ground mounted supporting infrastructure to include a double bay cabinet with a footprint of 0.86m² and a height of 1.6m, cable ladders and gantry poles. It is also proposed to install a 2.4m high palisade fence around the site.

3.0 Planning Authority Decision

3.1. Decision

Planning permission was granted by the Planning Authority subject to 8 planning conditions which were standard in nature. The following conditions are of note;

- C2 (a) Prior to the commencement of development hereby permitted the applicant shall submit a landscaping scheme with planting schedule for agreement in writing with the planning authority. Landscaping and boundary treatment shall be carried out as agreed and shall commence no later than the first planting season following commencement of development on site.
- (b) Existing hedgerows, trees and shrubs on site shall be preserved. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interests of visual amenity.

- C6. The applicant shall provide and make available at reasonable terms the proposed telecommunications structure for the provision of mobile telecommunications antenna of third party licensed mobile telecommunications operators.

Reason: In the interest of avoidance of a multiplicity of telecommunications structures in the area, in the interests of visual amenity and the proper planning and development of the area.

- C8. The telecommunications support structure shall be fitted with suitable obstacle lighting as close to the top as practicable and visible from every angle in azimuth.

Reason: In the interest of public safety.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The report of the Planning Officer dated the 21st May 2021 informed the decision of the Planning Authority and includes the following;

- The subject site is zoned 'G1' – Community Infrastructure in the Meath CDP 2013-2019. Telecommunications structures are 'open for consideration' within this zoning objective.
- The policies and objectives set out in Section 8.2.3 of the CDP 2013-2019, (Telecommunications Antennae) relate to the subject proposal and support the provision of telecoms infrastructure.
- Comments from the Broadband Officer note the connectivity issues in the village and is of the opinion that the infrastructure would make an improvement in the coverage for 2G, 3G and 4G for customers in the area.
- Having regard to the policy context and the planning history for the site, the proposed development is acceptable in principle.
- The proposed development is c. 45m from the nearest residential property, which is also a protected structure, (RPS Ref. MH011-104). The separation distance is sufficient to mitigate against any adverse impact on the character and setting of the protected structure and/or residential amenity.
- A row of mature trees between the site and the protected structure will also provide a visual break.
- The 9m increase in height will have some visual impact. However, when viewed against the mature backdrop it will not adversely impact on any residential or visual amenities in the area.

3.2.2. Other Technical Reports

- Broadband Officer MCC – An improved telecommunications support structure could be a benefit for the village. The new site would provide improved coverage for the residents in the village, specifically with 4G services. It would reduce demand on existing infrastructure making it more efficient. Eir and other operators will be able to utilise the fibre back haul infrastructure available in the Eir exchange to improve broadband speeds available for other users.

3.3. Prescribed Bodies

- No responses.

3.4. Third Party Observations

Three third party observations were received by the PA. The included submissions from Scoil Mhuire, Carlanstown, Breda & Pat Briody, the Old Schoolhouse, Carlanstown and Aileen & James Briody, 1 Curragh Park, Carlanstown. The following issues were raised;

- Health concerns regarding the proximity of the development to primary school classes, (less than 50m).
- Visual impact of the proposal on the rural village.
- Impact on the Protected Structure nearby.
- Anti-social behaviour around the unsecured exchange site led to vandalism in the adjoining school.
- Excessive scale of the proposal.
- Unsuitable site due to its location in an existing residential area.

4.0 Planning History

On the subject site:

KA150486 – Planning permission granted by the PA on the 6th July 2015 for the retention of an existing telecommunication 13.9 metre high wooden pole and 2.6 metre high antennae which is fixed to the top of the pole (overall height 17m), equipment cabinet and associated equipment within the Eircom Exchange compound (previous planning ref. no. KA/901163). The development forms part of Vodafone Ireland Limited's existing GSM and 3G Broadband telecommunications network.

KA901163 – Planning permission granted by the PA for a 13.9m high wooden pole and a 2.6m high antennae fixed to the top of the pole.

KA30419 – Planning permission granted on the 5th November 2004 for the retention of a 13.9m high wooden pole and a 2.6m high antenna fixed to the top of the pole for the purposes of telecommunications.

On sites in proximity:

KA190731 – Planning permission granted by the PA on the 3rd April 2020 for a detached two storey house with garage on a site adjacent to the southern side of the N52 and on the opposite side of the N52 to the appeal site. Development had not commenced on this site on the occasion of the site inspection.

5.0 Policy Context

5.1. Development Plan

- 5.1.1. The site is located within the administrative boundary of Meath County Council. The operative Development Plan for the area is the Meath County Development Plan, (CDP), 2021-2027, which came into effect on the 3rd November 2021.
- 5.1.2. The application was assessed by Meath County Council in accordance with the policies and objectives of the Meath County Development Plan 2013-2019, which was the operative Development Plan at the time.
- 5.1.3. On review of the contents of both plans I note that there are no material changes between the 2013 County Development Plan and the 2021 County Development Plan as they relate to the appeal site and the current proposal. In this regard I will consider the proposal in accordance with the guidance and provisions of the operative Development Plan, namely the 2021 – 2027 Meath County Development Plan.
- 5.1.4. The following sections of the Meath County Development Plan 2021-2027 are relevant to the proposed development;

3.4.2 – Settlement Hierarchy - Carlanstown is identified as a Rural Village in the Settlement Hierarchy for the county. It is also categorised as a 'key' village, which perform a more important function due to their distance from the larger settlements.

The subject site is zoned objective G1 – Community Infrastructure; *‘To provide for necessary, community, social and educational facilities’*. Telecommunication structures are listed as ‘Open for Consideration’ within this zoning.

6.16.4 – Telecommunications Antennae

It shall be the preferred approach that all new support structures fully meet the co-location or clustering policy of the current guidelines or any such guidelines that replace these, and that shared use of existing structures will be insisted upon where the numbers of masts located in any single area are considered to be excessive.

INF POL 54 - To facilitate the delivery of a high capacity Information and Communications Technology (ICT) infrastructure and broadband network and digital broadcasting throughout the County.

INF POL 56 - To promote orderly development of telecommunications infrastructure throughout the County in accordance with the requirements of the “Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities” July 1996, except where they conflict with Circular Letter PL 07/12 which shall take precedence, and any subsequent revisions or expanded guidelines in this area.

INF POL 59 - To encourage co-location of antennae on existing support structures and to require documentary evidence as to the non-availability of this option in proposals for new structures. The shared use of existing structures will be required where the numbers of masts located in any single area is considered to have an excessive concentration.

11.8.5 – Telecommunications and Broadband

DM OBJ 83 - To encourage the location of telecommunications structures at appropriate location within the County, subject to environmental considerations.

DM OBJ 84 - To require the co-location of antennae on existing support structures and where this is not feasible require documentary evidence as to the non-availability of this option in proposals for new structures.

DM OBJ 85 - To avoid the location of structures in sensitive landscapes, in nature conservation areas, in highly sensitive landscapes and where views are to be preserved.

5.2. National Guidelines

5.2.1. National Planning Framework – Project Ireland 2040

Objective 24 – ‘Support and facilitate delivery of the National Broadband Plan as a means of developing further opportunities for enterprise, employment, education, innovation and skills development for those who live and work in rural areas.’

5.2.2. Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities (1996)

The guidelines aim to provide a modern mobile telephone system as part of national development infrastructure, whilst minimising environmental impact. Amongst other things, the Guidelines advocate sharing of installations to reduce visual impact on the landscape.

4.3 – Visual Impact - The guidelines note that visual impact is one of the more important considerations which have to be taken into account and also that some masts will remain quite noticeable in spite of the best precautions.

4.5 – Sharing Facilities and Clustering – Applicants will be encouraged to share facilities and to allow clustering of services and will have to satisfy the Planning Authority that they have made a reasonable effort to share.

5.2.3. DoECLG Circular Letter PL07/12

This Circular was issued to Planning Authorities in 2012 and updated some of the sections of the above Guidelines including ceasing the practice of limiting the life of the permission by attaching a planning condition.

It also reiterates the advice in the 1996 Guidelines that planning authorities should not determine planning applications on health grounds and states that, *‘Planning authorities should be primarily concerned with the appropriate location and design of*

telecommunications structures and do not have competence for health and safety matters in respect of telecommunications infrastructure. These are regulated by other codes and such matters should not be additionally regulated by the planning process’.

5.3. Natural Heritage Designations

No designations apply to the subject site.

5.4. EIA Screening

5.5. The proposed development does not fall within a class of development set out in Part 1 or Part 2, Schedule 5 of the Planning and Development Regulations. Having regard to the limited nature and scale of the proposed development and the absence of any connectivity to any sensitive location, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

6.0 The Appeal

6.1. Grounds of Appeal

The grounds of appeal include the following:

- The location of the proposed infrastructure is at odds with the policies and objectives set out in Section 8.3 and Section 11.12 of the Meath County Development Plan 2013-2019.
- The proposal does not further the objective of delivering high quality communications in the Kells municipal district. It does not embrace site-sharing or explain why other existing sites cannot be utilised.
- The applicant has no control over the trees that screen the site from lands to the south.
- The applicant has not demonstrated why an increase in height is required and has not submitted a justification report to demonstrate the strategic

importance of the site adjacent to the Old School House protected structure or the site of the Primary School.

- It has not been demonstrated how the 1996 Guidelines have been considered as they state that free-standing masts should only be considered in villages and towns as a last resort.
- Contiguous drawings were not submitted in order to make a proper assessment of the proposal and a visual impact assessment was not submitted.
- The mast will impact on the character and setting of the protected structure. The appellants have planning permission for a house that faces onto the proposed development. This extant permission was not considered in the PA's decision.
- There are more suitable sites within the development boundary of Carlanstown that could better accommodate a taller mast that can avail of more operators which are not adjacent to a school, a Protected Structure, a residential area or a national route.

6.2. Applicant Response

A response was received from the applicant on the 20th July 2021 and includes the following;

- The existing 12m high wooden pole, (15m overall height), currently accommodates Vodafone equipment and is not of adequate height or structural capacity to support a full configuration of equipment from new operators. The proposed development would allow for the co-location of multiple operators.
- The rationale for the replacement of the existing structure is to improve the coverage and capacity of mobile telecommunications and broadband services in Carlanstown. This would enable a more widespread connection nationwide and improved opportunities for businesses and working from home initiatives.
- The proposed installation has been designed to minimise any potential increased visual impact on the surrounding environment as it is of typical

modern monopole design, slender in nature, of minimal height and by the use of landscaping and its positioning to the rear of the exchange building.

- The development is in accordance with Development Plan policies as it allows for the replacement of an existing structure, is located on a site with an established use where the zoning is compatible, would allow for co-location and would reduce the number of free-standing structures in the area.
- There would be some visual impact from the structure within the surrounding area. However, views are likely to be intermittent and fleeting. Due to the curves in the road, there will not be a large degree of visibility from the wider area. Where the structure will be visible due to its increased height, it will generally be seen protruding over trees and vegetation.
- With regard to the characteristics of the subject site and the surrounding area, the technical suitability of the site and the benefits of improved services, it is considered that the impact of the proposed development on the visual amenities of the area would be acceptable and would not seriously injure the visual or environmental amenities of the area.
- Given the distance between the subject site and the protected structure to the south of the exchange building, the report of the Planning Officer found that the proposed development would not adversely impact on the setting or character of the protected structure in this urban location.
- As the proposed development is intended to improve the telecommunications services to people in the area, the installation must be in reasonable proximity to the area which it is intended to serve.

6.3. Planning Authority Response

A response was received from the PA on the 15th July 2021 and includes the following;

- The PA has reviewed the issues raised by the 3rd Party as outlined in their appeal submission and is satisfied that these issues have been substantively addressed in the Planning Report dated the 21st of May 2021.

- The PA accepts that the reference to a 'rural area' in Section 3.3 of the Planning Report is clearly erroneous and this did not have any bearing on the PA's consideration of the proposal under the various policies and objectives of the MCDP.
- The Board is requested to uphold the decision of the PA to grant planning permission.

6.4. **Observations**

An observation was received from the Sarah Curran, Principal of Scoil Mhuire, Carlanstown and includes the following:

- The proposed development is located immediately along the school boundary and at 22.5m high, the monopole and attached equipment would tower over the school, playground and pitches and would become the focal point of the village.
- There is clear and conclusive medical evidence that the Electro Magnetic Frequency Radiation, (EMFR), has a detrimental effect on health, causing numerous forms of cancer, especially in children.
- The proposal would be visually obtrusive and would change the rural landscape forever. It would also impact on the historic buildings in the village and the nearby protected structure, the Old School House.
- There is a concern that the construction works will damage the school boundary and lead to anti-social behaviour on the school grounds as previously happened when the current exchange unit was not secured.

7.0 **Assessment**

7.1. The main issues that arise for assessment in relation to the appeal can be addressed under the following headings:

- Principle of Development
- Justification for the development

- Impact of the Proposal
- Appropriate Assessment

7.2. Principle of Development

- 7.2.1. The subject site is located within the development boundary of Carlanstown village, on lands that are zoned 'G1', Community Infrastructure. The objective of the G1 zoning is 'To provide for necessary community, social and educational facilities'. Telecommunication structures are listed as 'Open for Consideration' within this zoning. I note the extensive planning history for the site which includes permission for the existing wooden pole and telecommunications infrastructure. I am satisfied that proposed use has been established on the site and that the principle of the proposed development is acceptable within the G1 zoning objective for the site.
- 7.2.2. Concerns were raised in the third-party observation regarding the impact of telecommunications infrastructure and equipment on public health with particular reference to the proximity of the local national school. The issue of health and safety is not within the remit of the Board and as such will not form part of this appeal. The Commission for Communications Regulations (ComReg) is the statutory body responsible for the regulation of the electronic communications sector and are the relevant body to contact regarding health and safety concerns. Furthermore, Government guidance contained in the Telecommunications and Support Structures guidelines 1996 and Circular Letter PL07/12, state that Planning Authorities and An Bord Pleanála should be primarily concerned with the appropriate location and design of telecommunications structures and do not have the competence for health and safety matters in this regard.

7.3. Justification for the development

- 7.3.1. The proposed development is justified by the applicant as it would improve the coverage and capacity of mobile telecommunications and broadband services in the village of Carlanstown and the surrounding area. The additional height of the proposed monopole would also be capable of carrying the necessary antennas and equipment to facilitate additional operators and provide co-location opportunities.

- 7.3.2. I have reviewed the ComReg maps for the village of Carlanstown and, at the time of writing, they showed that the existing 4G coverage in Carlanstown for all providers is 'Fair', which is defined as, *'Fast and reliable data speeds may be attained, but marginal data with drop-outs is possible at weaker signal levels'*. More rural areas around the village to the north and north-east were shown to have 'Fringe' service for 4G, which means that disconnections are likely to occur.
- 7.3.3. Having reviewed the information in the application and the report of the Broadband Officer for the PA, I am satisfied that the proposed infrastructure would provide improved capacity and service to Carlanstown and the surrounding area, which would be in accordance with national and local objectives to improve the overall ICT infrastructure.
- 7.3.4. The grounds of appeal state that the proposed development is not in accordance with the provisions of the CDP or the 1996 Telecommunications Guidelines. The telecommunications guidelines recommend that only as a last resort should free-standing masts be located in a residential area or beside schools. Guidance also states that if such sites are to be considered they should already be developed for utilities and the mast should be kept to the minimum height consistent with effective operation and should be a monopole structure. The applicant has not submitted any documentation that includes the consideration of alternative sites within the village or in proximity to it. However, it is of note that the subject site is already in use as a utility site that accommodates telecommunications infrastructure. The site also has direct access to the public road and is approximately 50m from the national school to the north and c. 40m from the existing and proposed residential development to the south. The increase in height would also allow for co-location of service providers. Therefore, I am satisfied that the proposal is in accordance with national guidance contained in the Telecommunications Guidelines and the provisions of the CDP as set out in Section 6.16.4.

7.4. Impact of the Proposal

- 7.4.1. Concerns were raised in the grounds of appeal and in the third-party observation regarding the visual impact of the proposal on existing development in the vicinity of the site and on the wider village as a whole. A visual assessment of the proposed

development was not included with the application. However, having reviewed the drawings and visited the site I am satisfied that I have sufficient information to assess the impact of the proposal on the immediate and wider area.

- 7.4.2. The landscape surrounding the village is low-lying and is categorised as a 'Lowland Landscape' of 'Moderate Value', within the Landscape Character Assessment of the Development Plan, (Maps 02 and 03). On the approach to the village from the east, the landscape is relatively flat with clear views across the fields on either side of the N52. However, direct views of the monopole would be interrupted by roadside hedges, intermittent rural development and curves in the road. As such any views would be fleeting.
- 7.4.3. Views of the monopole would also be intermittent on the approach from the south of the village. Direct views would be blocked by the existing pattern of development along the roadside and by the roadside boundaries and trees. Given the nature of the monopole structure, it would not be visually dominant when viewed from the wider area.
- 7.4.4. The impact of the proposal would be most significant when viewed from close proximity within the village. The subject site is located on the northern edge of the village, to the east of the N52 / L2810 junction. Although the majority of the village settlement is located to the south of this junction, development in proximity to the subject site includes the local national school and the Old School House, (RPS Ref. MH011-104), which is a protected structure in residential use.
- 7.4.5. The Old School House is located c. 40m to the south-west of the site and on the opposite side of the road. There is a large tree in place within the boundary of the protected structure and close to the road. Directly opposite the Old School House, on the northern side of the N52 is a row of large, mature trees that form the boundary of the school lands to the north. The location of these trees effectively shields the subject site from view when approaching from the south. The proposed structure would be visible from the public road and from the area to the rear of the protected structure. However, it would be 40m to the north east of the site, on the opposite side of the road and does not directly face onto the house. Whilst the pole would be visible, I am satisfied that by virtue of the separation distance and the location of the site on the opposite side of the road that it would not have a negative impact on the

character and setting of the protected structure or have an overbearing impact on the residential dwelling.

- 7.4.6. I note that there is an extant permission, (PA Ref. KA190731), for a detached house on a site to the south of the subject site and on the opposite side of the road. This dwelling would be c. 40m from the proposed monopole and would be oriented to face onto an internal access road from the N52. As such, the gable end of the house would face onto the N52 and the subject site beyond. I am satisfied that, in consideration of the design and orientation of the proposed house and the separation distances proposed that the proposed development would not result in an overbearing impact or negative visual impact on the proposed house.
- 7.4.7. Given the open nature of the attendant school grounds c. 50m to the north of the site, the structure would be clearly visible from the school campus. However, I am satisfied that the separation distance would be sufficient to mitigate against any overbearing or visual impact. I note that a landscaping proposal for the site boundary is included in the proposal. I recommend that a condition be attached that details of the proposal be agreed in writing with the PA should permission be granted.

7.5. Appropriate Assessment

- 7.5.1. A Stage 1 Screening report does not accompany the application. In accordance with obligations under the Habitats Directives and implementing legislation, to take into consideration the possible effects a project may have, either on its own or in combination with other plans and projects, on a Natura 2000 site; there is a requirement on the Board, as the competent authority in this case, to consider the possible nature conservation implications of the proposed development on the Natura 2000 network, before making a decision, by carrying out appropriate assessment. The first stage of assessment is screening.
- 7.5.2. The proposed development is for the replacement of a 12m high monopole with a 21m monopole to carry telecommunications infrastructure transferred from the original structure along with additional antennae, dishes and ground mounted infrastructure. The development site is within an established utility compound and does not require any ground works, new access roads or water connections.

- 7.5.3. The project is not directly connected with or necessary to the management of a European Site and therefore it needs to be determined if the development is likely to have significant effects on a European site(s). The proposed development is examined in relation to any possible interaction with European sites designated Special Conservation Areas (SAC) and Special Protection Areas (SPA) to assess whether it may give rise to significant effects on any European Site in view of the conservation objectives of those sites.
- 7.5.4. The closest European site is the River Boyne and River Blackwater SAC, (Site code 002299), which is approximately 3km to the south of the subject site as-the-crow-flies. There is no direct or in-direct hydrological connection between the appeal site and the River Boyne and River Blackwater SAC.
- 7.5.5. Having reviewed the documents and submissions and having regard to the nature and scale of the proposed development and the location of the site in a developed utility compound with no direct or indirect connection via a pathway to a European site, I am satisfied that no Appropriate Assessment issues arise and it is not considered that the development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

8.0 Recommendation

- 8.1. I recommend that planning permission be granted for the development.

9.0 Reasons and Considerations

- 9.1. Having regard to the nature and scale of the proposed development for the replacement of an existing telecommunications support structure with an a 21m monopole carrying telecommunications equipment with ancillary ground-mounted infrastructure, the proposed development would be in accordance with the Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities 1996 and with the policies and objectives of the Meath County Development Plan 2021-2027, and the G1 zoning for the site, and would not seriously injure the visual or residential amenities of the area or the amenities of property in the vicinity of the site. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 30th of March 2021, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the Planning Authority, the developer shall agree such details in writing with the Planning Authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health.</p>
3.	<p>The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. All landscaping shall be carried out no later than the first planting season following commencement of development on site.</p> <p>Existing hedgerows, trees and shrubs on site shall be preserved. All planting shall be adequately protected from damage until established. Any plants which die or become seriously damaged or diseased, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.</p> <p>Reason: In the interest of visual amenity.</p>
4.	<p>Details of the material finish and colour of the telecommunications support structure and associated equipment shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p>

	Reason: In the interest of visual amenity.
5.	<p>The applicant shall provide and make available at reasonable terms, the proposed communications structure for the provision of mobile telecommunications antenna of third party licensed mobile telecommunications operators.</p> <p>Reason: In the interests of visual amenity and the proper planning and development of the area.</p>

Elaine Sullivan
 Planning Inspector

9th November 2021